



A Meticulously Planned Estate, Carved out to suit all your desires. PWAN PRO rolls out ZION SMART CITY ILOTI EPE.

**PWAN PRO** ...simply professional

# zion smart city

ILOTI, EPE

**REGISTERED SURVEY & DEED OF ASSIGNMENT**

**BUY 5  
GET 1  
FREE**

**PROMO PRICE:**

**N1.5M**

MEASURING -  
SIZE: 500 SQM

**ACTUAL  
PRICE  
N2.5M**

#### AMENITIES



ACCESS ROAD



SMART HOUSES & SMART TECHNOLOGIES.



24HRS SECURITY GUARDS



SHOPPING MALL



PERIMETER FENCING



STREET LIGHT

#### NEIGHBOURHOOD:

- LAGOS STATE UNIVERSITY (EPE CAMPUS).
- EPE TOLLGATE
- EPE RESORT AND SPA
- MICHAEL OTEDOLA COLLEGE OF EDUCATION
- JANKARA ODE INTERNATIONAL MARKET
- OROTO CONFERENCE CENTRE AND HEALTH CENTRE
- YABA TECH. (EPE CAMPUS) AND SO MUCH MORE.

ALL PAYMENTS ARE TO BE MADE IN FAVOUR OF **PWAN PRO REALTORS & ESTATES LIMITED.**



**0514698527**  
**5600509617**  
**1016082251**

SITE INSPECTION SCHEDULED:  
**MONDAY - SATURDAY**

**LAGOS ADDRESS:** CDV COURT 1, OPPOSITE CATHOLIC CHURCH OF THE EPIPHANY, OLOGOLO ROAD, LEKKI PENINSULA PHASE 2, LEKKI, LAGOS.



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www.pwanpro.com



**Q1.WHERE IS ZION SMART CITY ILOTI,EPE ESTATE SITUATED ?**

**ZION SMART CITY ILOTI**

Is situated at iloti,epe local government area of lagos state.

**Q2. WHO ARE THE OWNERS OF ZION SMART CITY ILOTI,EPE ESTATE?**

PWAN PRO REALTORS AND ESTATES LIMITED owners of ZION SMART CITY EPE ESTATE

**Q3. WHY SHOULD I BUY INTO ZION SMART CITY ILOTI EPE ESTAE?**

**ZION SMART CITY ESTATE** is situate at a strategic location that enjoys proximity to commercial investment landmarks and developments like the proposed International Airport, the Atlantic Hall School, Epe Resort and Spa, Joyrich fun & Spa Lagos State University (Epe Campus), the popular Epe Country Club. It is less than 2 minutes' drive to the Lagos Accident and Emergency Rescue Centre, shares boundaries with Lagos State Agricultural Training Institute, Government Technical College, less than 6 minutes' drive to the prestigious Alaro City and Dangote Refinery etc. it Guarantees high Return on Investment (ROI) and definitely a buy and build Estate.

**Q4. WHAT TITLE DOES ZION SMART CITY ILOTI EPE ESTATE HAVE?**

**ZION SMART CITY ESTATE** has **Survey & Deed Of Assignment** as Titles

**Q5. IS THE ROAD TO ZION SMART CITY EPE ESTATE MOTORABLE?**

YES. The road to **ZION SMART CITY ESTATE** is Motorable and highly accessible.

**Q6. IS ZION SMART CITY ILOTI EPE ESTATE SUBJECT OF ANY COURT CASE OR ENCUMBRANCES?**

NO! **ZION SMART CITY EPE ESTATE** is free from any Court Case and free from every known Government acquisition or any form of adverse claims and encumbrances.

**Q7 WHAT PLOT SIZES ARE AVAILABLE FOR SUBSCRIPTION?**

500SQM and 250SQM

**Q8 AT WHAT STAGE DO I MAKE THE PAYMENTS IN PARAGRAPH Q10 ABOVE?**

Payments are to be made before the physical allocation of the land.

**NB:** None payment of the monthly installments as at when due and non-compliance with the payment structure shall be treated as a fundamental breach of the contract which result in termination or revocation of the contract/OR attract default charge of **5%** of the month payment or **5%** of the total balance upon demand, OR **5%** of the outstanding payment for every month of default after payment expiration. The company reserves the right to review number of plots purchased in the event of payment default.

**Q9 WHAT DOCUMENTS DO I GET AFTER THE INITIAL DEPOSIT & FOR FURTHER INSTALLMENTS?**

A letter of acknowledgement of subscription, receipt of payment for the initial deposit and installment payment receipt(s) for further installments.

**NB:** Estate updates are regularly sent via mails & our social media channels. Clients are advised to follow us on our social media channels **@PWANPRO OFFICIAL (Instagram)**, **PWAN PRO (Face book)** and on our website **www.pwanpro.com**

**. WHAT OTHER PAYMENTS DO I MAKE APART FROM THE LAND PAYMENT?**

Deed of Assignment: **N200, 000.00** only per plot (subject to review)

Registered Survey fee: **N380,000.00** per plot(subject to review)

Corner plot Demarcation: **N80,000.00** only per plot(subject to review)

Development fee: to be communicated (We have not gotten to that stage)

**Q10 WHAT DOCUMENTS DO I GET AT THE COMPLETION OF PAYMENT FOR THE LAND?**

- (a) Final Payment Receipt,
- (b) Contract of Sale and Payment Acknowledgment Letter
- (c) Deed of Assignment
- (d) Survey plan & other necessary documents.

**Q11 WHAT WILL THE DEVELOPMENT FEE BE USED FOR?**

The development fee will be used to erect a standard fence, gate house, good drainage system, access roads, water supply electricity and other standard estate facilities.

**Q12 WHEN WILL MY PLOT(S) BE ALLOCATED TO ME?**

After 100% payment for the land is made and at the stipulated allocation time scheduled by the Company.

**Q13 CAN I COMMENCE BUILDING ON THE LAND NOW?**

You can start building on the land after physical allocation, while fencing and Estate development is going on.

**Q14 IS THERE ANY TIME LIMIT TO COMMENCE WORK ON MY LAND AFTER ALLOCATION?**

No. But you will be responsible for the clearing of your plot(s) after Physical Allocation.

**Q15 CAN I RESELL MY PLOT(S)/PROPERTY?**

Yes, as a subscriber who have completed payment for the land and have been allocated can resell to a third party or otherwise.

**Q16 CAN I PAY CASH TO YOUR AGENT?**

While we are not discrediting anybody, we strongly advise that payments should be made into the Company's Bank Account(s) only. Otherwise cheques should be issued in favor of **PWAN PRO REALTORS AND ESTATES LIMITED**.

**NB:** We will not accept any liability that may arise from deviating from the instruction given in **Q19** above.

**Q17 ARE THERE RESTRICTIONS ON THE TYPE OF BUILDING I CAN CONSTRUCT IN ZION SMART CITY EPE ESTATE?**

Yes. The estate layout is in sections and you are limited to build houses on each section based on designated use or plan for that section (Commercial or Residential) i.e. Bungalow, blocks, detached houses (duplex). Note "Face me -I Face-you" and high-rise houses will not be permitted.

**Q18 WHAT HAPPENS IF I CANNOT CONTINUE WITH MY PAYMENT?**

You can apply for a refund with a **90days** notice given to the Company.

**Q19 IN CASE OF A REFUND AM I BOUND BY ANY OF THE COMPANY'S REFUND POLICIES?**

Yes, notice to process your refund request and further **60-days** if the process is not completed after the first **90-days**. The refund shall be paid according to the payment plan used for the subscription less **40%** (Administrative charges, Logistics & Agency Fees).

**Q20 IS PWAN PRO REALTORS AND ESTATES LIMITED COMPLIANT TO ALL MONEY LAUNDRY ACTS?**

**PWAN PRO** is 100% AML/CFT Compliant. And reports suspicious transactions to the appropriate Authorities.

**THEREFORE, THE INFORMATION PROVIDED AND THE TERMS & CONDITIONS IN THE FAQ HEREIN ARE ACCEPTABLE AND CONSENTED TO BY ME.....(NAME) AND I ACKNOWLEDGE RECEIPT OF A COPY OF IT.**

NAME.....

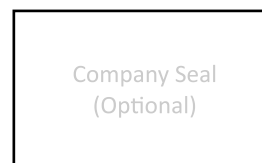
SIGNATURE .....

DATE .....

**IF SUBSCRIBER IS A COMPANY OR BUSINESS NAME:**

**NAME OF THE COMPANY/BUSINESS NAME:**

.....



**DIRECTOR**.....

**SECRETARY**.....

**DATE:** .....

**DATE:** .....